



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:50:17  
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Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660096825 <b>Parcel ID</b> 000000-00-0-21650-001-0031 <b>Cadastral ID</b> 22-21-14-09390 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 312916 SIMMONS FAMILY FARMS LLC  12150 E 96TH ST N STE 200 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08723 N 157TH E AVE <b>Subdivision</b> PARK PLACE AT PRESTON LAKES <b>Lot/Block</b> 0031 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28129003 -95.79738088																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3563		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	15,520.00 x 5.30 = 82,256		
Factor Value			
Adjustments	1.0000		
Lot Value	82,256		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\ 8/23/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,207 / 2,207
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,207
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	510 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	277,512 125.74 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	323,180 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	273,374
Lot Value	82,256
Indicated Value	355,630 161.14 Per SqFt
Agland Value	
Site Improvements	
Total Value	355,630 161.14 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.06	Total Misc Impr	+ 3,653
Roofing Adj	+ 4.59	Garage Cost	+ 16,182
Subfloor Adj	+ -2.19	Total RCN	= 300,411
Heat/Cool Adj	+ 12.64	Depreciation ( 9%)	- 27,037
Plumbing Adj	+ 7.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 273,374
Adj Base Cost	= 127.13	Lot Value	+ 82,256
Total Area	x 2,207	Indicated Value	= 355,630
Adjusted Cost	= 280,576	Value Per SqFt	161.14

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120684	17x6		102	26.61		2,714
PRCH	SLAB PORCH - COVERED	120685	7x5		35	26.82		939



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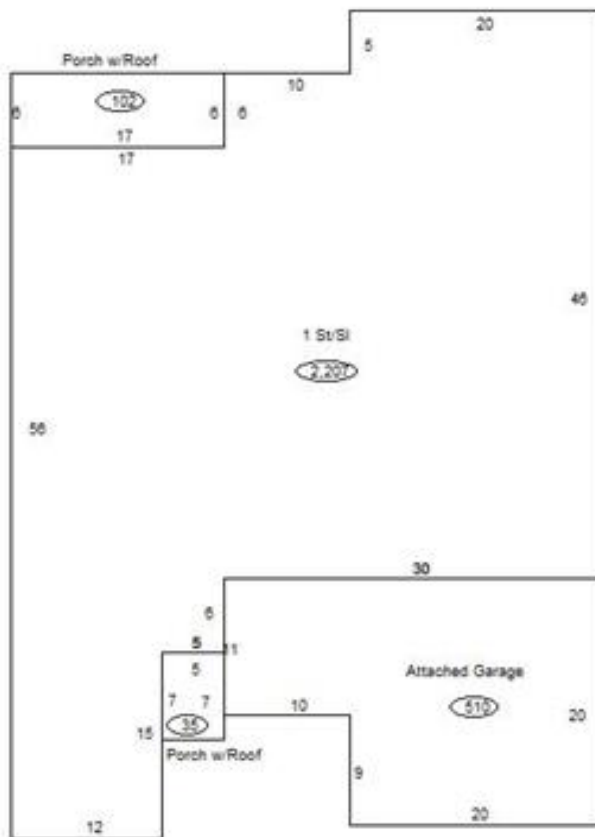
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Sketch Image

660096825



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,207	1.000	2,207
2	G	1		13	Attached Garage	510	1.000	510
3	M	PRCH		13	SLBC	102	1.000	102
4	M	PRCH		13	SLBC	35	1.000	35
<b>Total Building Area</b>						2,207		2,207